



20, Falmouth Road



20, Falmouth Road

, Truro, Cornwall TR1 2HX

City Centre 0.5 mile

An impressive City Centre period residence in a highly regarded location close to the City Centre.

- No Onward Chain
- Approximately 4,400 sqft over three floors
- 2 Reception rooms
- Cellar
- Freehold
- Substantial City Residence
- Handsome Facade
- 12 En-suite bedrooms
- Gardens, chalet, parking front and rear
- Council Tax A/Rateable Value £11,500.

Guide Price £895,000

SITUATION

The ancient port and market town of Truro is situated in a valley at the head of a beautiful river bearing its name and is dominated by the splendid three spired cathedral which stands at its heart. Forming the retail, administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities. Standing on Falmouth Road, one of the most distinctive and well known of the city's streets, 20 Falmouth Road enjoys the convenience of a walk into its bustling heart where there is a wide variety of restaurants, bistros and pubs together with a cinema and the Hall for Cornwall with an ever changing programme of live music and theatre.

Public transport links are excellent with a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport.



DESCRIPTION

Boasting a handsome granite facade with brick arches, 20 Falmouth Road is a fine City residence, located in the Conservation Area and thought to date from circa 1890. This magnificent property retains traditional style features including moulded cornices and panelled doors, so typical of the era. Extended to the rear, the property is currently run as an established guest house

A welcoming entrance hallway has reception area, cloakroom and breakfast room. Over three floors there are 12 bedrooms with en-suite facilities, ample storage rooms and a utility room.

Currently the owner's accommodation is located on the ground floor accessed from the reception hallway. There is a large sitting/dining room with bay window to the front, office, kitchen, double bedroom and shower room.

Conditional Planning Consent was granted on 15 October 2024 for a change of use to a private dwelling house under reference PA24/07115.

OUTSIDE

There is ample parking at the front of the property together with an additional parking area at the rear.

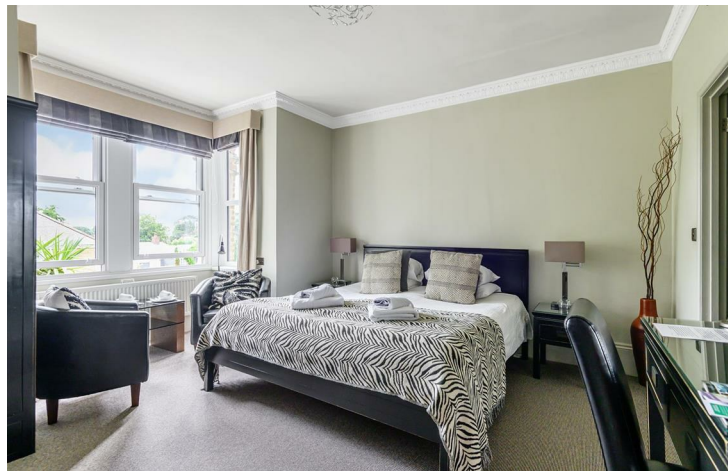
The lovely garden is situated at the rear with sun terraces and lawn surrounded by profusely stocked borders with flowers, shrubs and trees. There are several storage sheds and an ancillary chalet. Wrought iron gates lead to the further parking area which is approached off School Lane and has space for several vehicles.

SERVICES

Mains water, gas, electricity and drainage. Gas fired central heating. Ultrafast Broadband is available (Ofcom). Mobile coverage is limited indoors but likely outdoors (Ofcom). Please note there is a Non-Domestic EPC.

VIEWINGS

Strictly by appointment through Stags Truro Office - telephone 01872 264488.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
92 plus	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

